



# CITY OF REDMOND

## Residential Deck Submittal Requirements

The following minimum information is required for your deck Building Permit application\*\*\*  
The following non-refundable fees will be collected at the time of application for all Single-Family Residential projects.  
Please refer to the sheet, Single-Family Building Permit Fees for additional information.

- Building plan check fee
- 3% Technology surcharge based on total permit cost

### IRC Table R301.2 (1) Climatic and Geographic Design Criteria for the City of Redmond:

Subject to damage from											
Ground Snow Load	Wind Speed	Seismic Design	Weathering	Frost Line Depth	Termite	Decay	Winter Design Temp	Ice Shield Required	Flood Hazard	Air Freezing Index	Mean Annual Temp.
15	85	D2	Moderate	12"	Slight to Moderate	Slight to Moderate	27	No	Firm 1999	113	52

A Geo-Technical Report may be required for residential construction on steep or difficult lots.

#### A. Site Plan – Required with all submittals

- Three (3) complete sets of plans on 8 1/2" x 11" which reflect all of the information noted in the Site Improvement and Drainage Plan Requirements for Residential Construction.

#### B. Plans and Drawings

- Submit two (2) complete sets of drawings and plans. Drawings and plans must be submitted on minimum 18" x 24", or maximum 30" x 42" paper. All sheets are to be the same size and sequentially labeled. Plans are required to be clearly legible, with scaled dimensions, in indelible ink, blue line, or other professional media. Plans will not be accepted that are marked preliminary or not for construction, that have red lines, cut and paste details or those that have been altered after the design professional has signed the plans.

#### C. Footing Plan (Minimum 1/4" scale)

- Show location of new footings with section cuts and dimensions
- Show spacing of anchor bolts, location, and type of holdown fasteners to the foundation (per registered design professional, if required).
- Provide information showing change of grade.

#### D. Deck Framing Plan (Minimum 1/4" scale)

- Show new deck footprint location at existing house, with necessary structural details and attachment to the house.
- Call out materials to be used for deck framing.
- Framing details to include solid blocking, joist span, joist hanger identification, knee brace requirements, etc.
- Provide post to beam connection specifications and ledger attachment details.
- Provide dimensions for stairs, with details showing rise, run, handrails, guardrails and size and spacing for stair stringers.

#### E. Elevations and Details

- Provide the height above finish grade for the deck floor at each corner.
- Provide details of all connections, from foundation to walls, pier to post, post to beams and rafters or trusses to walls.

The Building Permit **does not** include any mechanical, electrical, or plumbing work. Separate applications and permits are required.

\*\*\*An appointment with a Plans Examiner is required for all submittal applications. Please contact a Permit Technician at 425-556-2473 to schedule an appointment. Please ensure you have the most current information by contacting the City of Redmond Development Services Center at 425-556-2473 or by e-mail to [permittech@redmond.gov](mailto:permittech@redmond.gov) or visit our website at [www.redmond.gov](http://www.redmond.gov)



## SITE IMPROVEMENT AND DRAINAGE PLAN REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION Public Works Construction Engineering

The applicant shall submit two (2) copies of a Site Improvement and Drainage Plan on 8 1/2" x 11" paper showing **ALL** of the following (see attached example):

### **General:**

- Name, address and phone number of owner and/or contact person.
- North arrow, 1" = 20' scale, date, lot number and plat, address and street name fronting proposed structure.
- Provide setbacks at all sides and show easements.
- Location and finished floor elevation of all proposed structure(s) and any existing structure(s) on the site in relation to lot lines and corners.
- All trees 6" diameter (DBH) or greater are to be specifically plotted in relationship to property corners – include size, species and intention to save or remove. Provide the drip line of trees to be saved.
- Any sidewalk fronting the property and whether or not the street is improved or unimproved. Indicate whether the driveway apron will be modified, relocated or repaired.
- Proposed elevation contours (2' interval) on the subject property along with existing contours or spot elevations. Indicate any slopes greater than two (2) feet horizontal to one (1) foot vertical.
- Provide location of silt fence.
- Indicate any proposed rockery and/or retaining wall construction including associated drainage.
- Note any existing walls or rockeries along with finished floor elevations or grades on adjacent lots.

### **Water/Sewer:**

- The location and dimensions of any existing utility easements (sewer, water, etc), either public or private.
- The proposed location of the sanitary sewer line including cleanout(s) and the proposed location of the water line along with the proposed connection points to the City's systems.

### **Stormwater:**

- Location and size of all wetlands, streams or drainage channels located within 25 feet of the site, which may involve or affect drainage of the site to be developed. Indicate swales, dips and pipes and provide a cross-section of the areas. If culvert pipes are proposed, indicate size, type and inlet/outlet information.
- Indicate proposed location of foundation and roof drains along with appropriate cleanouts.
- Indicate direction and location of surface water runoff entering the site from adjacent properties.

After review of this plan, a list of site-specific requirements will be issued.

***A temporary erosion/sedimentation plan may be required in addition to this plan.***





# Residential Site/Zoning Requirements

## Planning Division

### Redmond Community Development Guide 20C.30.25-140 (RCDG)

#### THE FOLLOWING MUST BE SHOWN ON ALL RESIDENTIAL SITE PLANS

Lot size in square feet: \_\_\_\_\_

Zoning designation of site: \_\_\_\_\_

#### ☐ SETBACKS

All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single-family residential development, from the nearest edge of the easement to the foundation line of the structure. Because side setbacks are often determined by the setbacks of the neighboring houses, we may request that the setbacks of the neighboring houses be shown.

Development Standard	Minimum <u>Allowed</u>						Proposed
Setbacks:	R-1	R-2	R-3	R-4	R-5	R-6	In linear feet from structure to property line
Front	30'	30'	20'	15 <sup>8</sup>	15 <sup>8</sup>	15 <sup>8</sup>	
Side/Interior Setback (each side) (in feet) <sup>6</sup>	20'	5'/10'	5'/10'	5'/10'	5'/10'	5'/10'	
Side Street Setback (in feet)	20'	15'	15'	15'	15'	15'	
Rear Setback (in feet) <sup>9</sup>	30'	10'	10'	10'	10'	10'	
Garage/Carport	18'	18'	18'	18'	18'	18'	

#### ☐ MAXIMUM LOT COVERAGE FOR STRUCTURES

The maximum lot coverage for structures establishes the maximum percentage of a lot that may be covered with primary and accessory structures. This shall be a calculation showing the percentage of the lot covered by existing and proposed structures. Decks that are 30" or higher from grade and roof structures that are large enough to require support (i.e. porches) shall be included. A break-down of what has been included in the Lot Coverage calculation must be shown. This calculation does not include cantilevered building projections, or eaves.

##### Maximum Structure Coverage Calculation:

(Lot Size) X (Allowed % of Coverage) = % of Structure

##### Percentage of Lot Coverage Calculation:

(Total Structure Coverage Sq Ft) / (Lot Size) = % covered

Development Standard	Maximum <u>Allowed</u>						Proposed
Lot Coverage for Structures	R-1	R-2	R-3	R-4	R-5	R-6	In square feet of structures (see calculation above)
	12%	30%	35%	35%	40%	45%	
House							
Garage/Carport							
Decks/Porches > 30" (covered or uncover)							
Accessory Structures							
TOTAL Sq. Ft. of Structure Coverage:							
PERCENTAGE of Lot Coverage:							%

## ☐ MAXIMUM IMPERVIOUS SURFACE

The maximum impervious surface establishes the maximum percentage of a lot's area that may be covered with structures (see inclusions in maximum structure coverage, above), including outdoor storage, paved areas (including gravel), and other impervious surfaces. Impervious surface is any material or ground treatment that prevents or substantially reduces absorption of storm water into the ground (i.e., concrete, asphalt, sidewalks, buildings, solid surface or covered decks, etc.). This calculation does not include eaves or overhangs unless they are large enough to require support. A break-down of what has been included in the impervious surface calculation must be shown.

### Maximum Impervious Surface Calculation:

(Lot Size) X (Allowed % of I.S. per RCDG) = Maximum Allowed Impervious Surface

### Percentage of Impervious Surface Calculation:

(Total Impervious Surface) / (Lot size) = Percentage of Proposed Impervious Surface

Development Standard	Maximum Allowed						Proposed
Impervious Surface	R-1	R-2	R-3	R-4	R-5	R-6	In square feet of surface areas (see calculation above)
	20%	40%	60%	60%	60%	65%	
Total lot coverage for structures							
Driveways, walkways & other I.S.							
TOTAL:							
PERCENTAGE of impervious surface:							%

## ☐ MINIMUM OPEN SPACE

This is required only if it is a condition of the plat and should be demonstrated as a calculation. The areas of the lot used to meet this requirement shall be outlined and dimensioned on the site plan. The minimum horizontal dimension for any open space is 15'.

## ☐ MAXIMUM HEIGHT OF STRUCTURES

The maximum height of structures requirement sets the limit above which structures shall not extend. The height is the vertical distance measured from the approved average finished grade around the building to the highest point of the structure. The approved finished grade shall be measured by taking the smallest rectangle around the building and averaging the elevations at the midpoint of each side of the rectangle. On the site plan, the rectangle shall be shown drawn around the outside of the building along with the midpoint elevations. A calculation shall demonstrate the Average Grade Elevation used to measure the structure height. The measurement from the average grade elevation to the highest point of the structure (ex: Top of Roof elevation) shall be shown for all proposed structures or additions.

### Average Grade Calculation:

(Elevation 1+2+3+4) / (4) = Average Grade Elevation

Development Standard	Maximum/Minimum Allowed						Proposed
Maximum Height of Structure <sup>15</sup> ( <sup>15</sup> Shoreline areas 30')	R-1	R-2	R-3	R-4	R-5	R-6	Elevations are typically shown from sea level
	35'	35'	35'	35'	35'	35'	
Grade elevation #1							
Grade elevation #2							
Grade elevation #3							
Grade elevation #4							
Average Grade:							
Top of Roof Elevation:							

## ☐ TREES

All trees on the site with trunks greater than 4" in diameter shall be shown on the site plan. The diameter of the trunks must be shown along with the drip lines (or outermost reach) of the trees' branches. Please see RCDG 20D.80.20 for Tree Protection standards, as they will apply to any work that is done within 5' of the drip line of a tree. Please note that at least 35% of the trees on site must be saved. If a tree is proposed for removal, this must be reviewed and permitted as part of the building permit. Site restrictions, all easements and property related site restrictions (for example: NGPEs, environmentally sensitive areas, saved trees, utility easements, access easements, etc) must be shown on the site plan.

Development Standard	Maximum/Minimum Allowed	Proposed
Trees	# of Trees	# Trees to be removed

## CONTRACTOR LICENSE REQUIREMENTS

### City of Redmond Permit Information

Under State law, the City is obligated to provide written notification to all homeowners regarding the contractor registration requirements set forth in RCW Chapter 18.27 and to advise homeowners of the risks associated with using an unregistered contractor.

Any contractor conducting business in the City of Redmond must be licensed by the State of Washington Department of Labor and Industries.

The following are excerpts from Title 18 of the RCW, Section 18.27.010 concerning the definition of "contractors", Section 18.27.140, the purpose of contractor registration, Section 18.27.200, regarding registration violations, and Section 18.27.110 concerning verification of registration for building permits.

#### 18.27.010 Definitions

A "contractor" is: Any person, firm or corporation who or which, in the pursuit of an independent business undertakes to, or offers to undertake, or submits a bid to, construct, alter, repair, add to, subtract from, improve, move, wreck or demolish, for another, any building, highway, road, railroad, excavation or other structure, project, development, or improvement attached to real estate or to do any part thereof including the installation of carpeting or other floor covering, the erection of scaffolding or other structures or works in connection therewith or who installs or repairs roofing or siding; or, who, to do similar work upon his or her own property, employs members of more than one trade upon a single job or project or under a single building permit except as otherwise provided herein. "Contractor" includes any person, firm, or corporation covered by this subsection, whether or not registered as required under this RCW Chapter 18.27.

#### 18.27.140 Purpose

It is the purpose of this chapter to afford protection to the public including all persons, firms, and corporations furnishing labor, materials, or equipment to a contractor from unreliable, fraudulent, financially irresponsible, or incompetent contractors.

#### 18.27.200 Violation -- Infraction

1. It is a violation of this chapter and an infraction for any contractor to:
  - a) Advertise, offer to do work, submit a bid, or perform any work as a contractor without being registered as required by this chapter;
  - b) Advertise, offer to do work, submit a bid, or perform any work as a contractor when the contractor's registration is suspended or revoked;
  - c) Transfer a valid registration to an unregistered contractor or allow an unregistered contractor to work under a registration issued to another contractor.
2. Each day that a contractor works without being registered as required by this chapter, works while the contractor's registration is suspended or revoked, or works under a registration issued to another contractor is a separate infraction. Each worksite at which a contractor works without being registered as required by this chapter, works while the contractor's registration is suspended or revoked, or works under a registration issued to another contractor is a separate infraction.

#### 18.27.110 Building Permits - Verification of registration required - Responsibilities of issuing entity - Penalties

1. No city, town or county shall issue a construction building permit for work which is to be done by any contractor required to be registered under this chapter without verification that such contractor is currently registered as required by law. When such verification is made, nothing contained in this section is intended to be, nor shall be construed to create, or form the basis for any liability under this chapter on the part of any city, town or county, or its officers, employees or agents. However, failure to verify the contractor registration number results in liability to the city, town or county to a penalty to be imposed according to RCW18.27.100(7)(a).
2. At the time of issuing the building permit, all cities, towns or counties are responsible for:
  - a) Printing the contractor registration number on the building permit; and
  - b) Provided a written notice to the building permit applicant informing them of contractor registration laws and the potential risk and monetary liability to the homeowner for using an unregistered contractor.
3. If a building permit is obtained by an applicant or contractor who falsifies information to obtain an exemption provided under RCW 18.27.090, the building permit shall be forfeited.

There are a number of risks associated with using an unregistered contractor. First, a property owner that uses an unlicensed contractor will not be protected by the contractor's bond required by RCW 18.27.040. The \$12,000 general contractor and the \$6,000 specialty contractor bonds are designed to: (1) pay persons performing labor for the contractor, including employee benefits; (2) pay all taxes and contributions due to the State of Washington; (3) pay all persons furnishing labor or material or renting or supplying equipment to the contractor; and (4) pay all amounts that may be adjudged against the contractor by reason of breach of contract including negligent or improper work in the conduct of the contracting business. Second, the property owner's construction project may be delayed due to enforcement actions of the Department of Labor and Industries or the City of Redmond caused by use of an unregistered contractor. There may be other risks associated with use of unregistered contractors.

For additional contractor licensing information, please contact the State of Washington Department of Labor and Industries at 1-800-547-8367 or visit their web site at Access Washington.



## RESIDENTIAL BUILDING PERMIT FEES EFFECTIVE 02/01/2007

- ❖ For all permits and other inspections and fees a 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162 on December 3, 2002.
- ❖ For additional fees and plan check deposit, see "OTHER INSPECTIONS AND FEES" table below.
- ❖ Electrical, Mechanical and Plumbing permits are issued separately.
- ❖ Definition of valuation: The prevailing fair market value of all labor, materials and equipment, whether actually paid or not.

### NEW RESIDENTIAL/MODULAR BUILDING PERMIT FEE TABLE

Valuation	Total Project Building Permit Fee	Building Plan Check	Fire Plan Check	Engineering Plan Check
<\$110,000	\$1,347.38	\$1328.48	\$121.82	\$185.88
\$110,000 to \$300,000	\$2,065.70	\$2,037.35	\$121.82	
\$185.88>\$300,000	\$2,065.70 + (0.365%) of construction value > \$300,000	\$2,037.35 + (0.237%) of construction value > \$300,000	\$121.82	\$185.88

### RESIDENTIAL ALTERATIONS BUILDING PERMIT FEE TABLE

Valuation	Total Project Building Permit Fee	Building Plan Check	Fire Plan Check	Engineering Plan Check
<\$50,000	\$141.77	\$139.67	\$121.82	\$0.00
>\$50,000	\$353.91	\$349.71	\$121.82	\$0.00

### RESIDENTIAL ADDITION BUILDING PERMIT FEE TABLE

Valuation	Total Project Building Permit Fee	Building Plan Check	Fire Plan Check	Engineering Plan Check
DECK	\$94.52	\$93.47	\$0.00	\$0.00
<\$250,000	\$448.43	\$443.18	\$121.82	\$185.88
>\$250,000	\$614.35	\$605.95	\$121.82	\$185.88

### NEW RESIDENTIAL GARAGE BUILDING PERMIT FEE TABLE

Valuation	Total Project Building Permit Fee	Building Plan Check	Fire Plan Check	Engineering Plan Check
<\$50,000	\$141.77	\$139.67	\$121.82	\$185.88
>\$50,000	\$330.81	\$326.61	\$121.82	\$185.88

### OTHER INSPECTIONS AND FEES

Inspections outside of normal business hours (minimum charge-two hours)	\$170.13 per hour
Reinspection fees assessed	\$149.13 per assessment
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$149.13 per hour
Additional plan review required by changes, additions, revisions or Deferred Submittals (minimum charge-two hours)	\$149.13 per hour
For use of outside consultants for plan checking and inspections, or both	Actual costs (includes administrative and overhead)

ITEM	FEE
Building permit fee	100% of the Building Permit Fee Table
Building plan check fee	100% of The Building Permit Fee Table
Fire plan check	This fee is charged when fire plan review is required.
Engineering plan check	100% of the Building Permit Fee Table
State building code fee	\$4.50

### NEW CONSTRUCTION ONLY

Capital Facilities Charge	Determined by Public Works Stormwater Division
Impact Fees	Fire, Parks, School, Transportation (City and King County) Each organization, specific to the project, calculates fees.



**CITY OF REDMOND**  
**Development Services Center**  
15670 NE 85th Street  
Redmond, WA 98052  
(425) 556-2473  
www.redmond.gov

**FOR STAFF USE ONLY**

DEV \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
PRJ \_\_\_\_\_ App expires: \_\_\_\_/\_\_\_\_/\_\_\_\_  
B \_\_\_\_\_ Accepted by: \_\_\_\_\_  
Type: \_\_\_\_\_ Payment method: \_\_\_\_\_

**RESIDENTIAL PERMIT APPLICATION**

**TYPE OF WORK**

☐ New Residence ☐ Addition ☐ Remodel ☐ Garage ☐ Deck/Porch  
☐ Accessory Structure ☐ IRC Townhouse # units \_\_\_\_\_ ☐ Other \_\_\_\_\_

**SITE LOCATION**

Site Address: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_  
Project Name/Tenant: \_\_\_\_\_ \*Value of Construction: \$ \_\_\_\_\_  
Location/Plat name/Lot number: \_\_\_\_\_  
Property Owner: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Lender Name: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

**DETAILED DESCRIPTION OF WORK**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT/CONTACT PERSON**

Name: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

**GENERAL CONTRACTOR INFORMATION**

Company Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
State Contractor's License #: \_\_\_\_\_ Expiration Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Redmond Business License #: RED \_\_\_\_\_

**DESIGN PROFESSIONAL**

Company Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

**BUILDING INFORMATION**

Automatic Sprinkler required      Yes ☐ No ☐      Accessory Dwelling Unit (ADU)      Yes ☐ No ☐  
Septic System      \*Yes ☐ No ☐      Well      \*Yes ☐ No ☐  
Number of Stories \_\_\_\_\_      Basement      Yes ☐ No ☐

**\*King County Health Department approval is required for all septic or well systems prior to application for a Building Permit.  
Phone 206-296-4932 for information.**

**BUILDING SQUARE FOOTAGE**

	Dwelling	Covered Deck/Porch	Uncovered Deck/Porch	Garage	Accessory Structure	IRC Townhome	<b>Total</b>
Existing							
New or Additional Square Footage							
<b>Total</b>							
Remodel Square Footage							

**\*Value of Construction:** The value of construction shall include the prevailing fair market value of all labor, materials and equipment, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work or permanent equipment, not including furnishings. The Building Official shall make the final determination of the value of construction as specified in Section 108.3 of the International Building Code.

**Expiration of Plan Review:** Applications for which no permit is issued within 180 days following the date of application shall expire and all fees paid shall be forfeited. Upon written request of the applicant, the Building Official may grant a 90-day extension to the Plan Review time as specified in Section 105.3.2 of the International Building Code. No application shall be extended for a period of more than 90 days.

**BUILDING OWNER OR AUTHORIZED AGENT**

*I hereby certify that I have read and examined this application and know the same to be true and correct, and I am authorized to apply for this permit.*

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

Please visit our web site at: [www.redmond.gov/insidcityhall/planning/building/building.asp](http://www.redmond.gov/insidcityhall/planning/building/building.asp)